

# SUTTER COUNTY ECONOMIC FORECAST

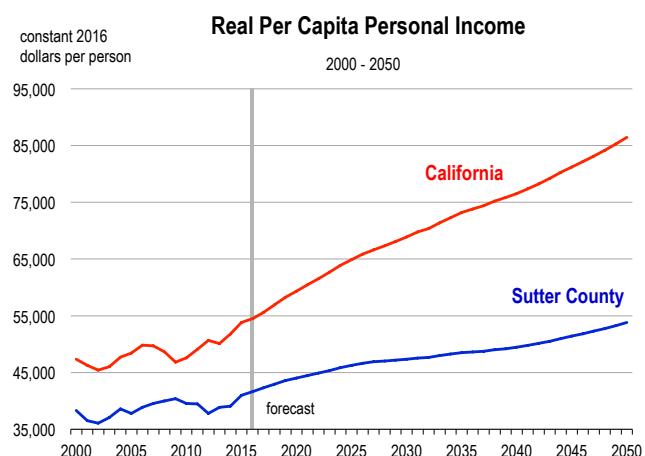
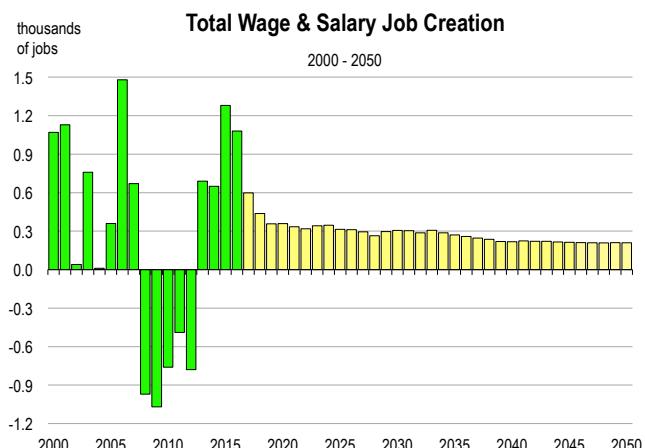
Sutter County, the birthplace of the seedless grape, is located in the Sacramento Valley. The county is home to the Sutter Buttes, the "World's Smallest Mountain Range." Sutter County has a population of 98,200 people and a total of 30,600 wage and salary jobs. The per capita income in Sutter County is \$41,629 and the average salary per worker is \$48,648. The largest employers in the county are the public sector, the wholesale and retail trade industry, the agricultural sector, and the education and healthcare industry. Combined, they account for 64 percent of total wage and salary employment.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Sutter County, 1,100 wage and salary jobs were created, representing a growth rate of 3.7 percent. The non-farm sector increased by 3.5 percent, while the farm sector grew by 5.0 percent. The unemployment rate improved substantially, falling from 10.7 percent in 2015 to 9.6 percent in 2016.

In 2016, most sectors were characterized by positive job growth. The largest gains were observed in wholesale and retail trade (+280 jobs), healthcare and education (+250 jobs), agriculture (+200 jobs), construction (+140 jobs), and government (+110 jobs). The largest losses occurred in leisure and hospitality (-50 jobs).

The population in Sutter County grew by an annual average rate of 0.6 percent between 2011 and 2016. This was largely the result of the natural increase (new births), as net migration was very low.

Sutter County is expected to get an influx of new residents over the next two decades. A large development project is expected to break ground in the southwest corner of the county, containing more than 17,000 new homes and accommodating more than 45,000 new residents. The first homes are likely to be constructed in 2020, and complete build out could extend beyond the year 2040. Because of this project, the outlook for housing production and population growth has increased.



professional services, and government. Together, these sectors are expected to account for 63 percent of net job creation in the county.

- Population growth will accelerate, averaging 0.9 percent per year from 2017 to 2022.
- Net migration will be positive over most of the forecast period. Between 2017 and 2022, an average of 190 net migrants will enter the county each year.
- From 2017 to 2022, real per capita income is projected to rise by 1.2 percent per year.
- Total taxable sales, adjusted for inflation, will increase by 1.7 percent per year between 2017 and 2022.
- From 2017 to 2022, the growth rate of industrial production is expected to average 1.6 percent per year.
- Adjusted for inflation, farm production is forecast to increase by an average of 3.6 percent per year between 2017 and 2022. The principal crops in the county are rice and walnuts.

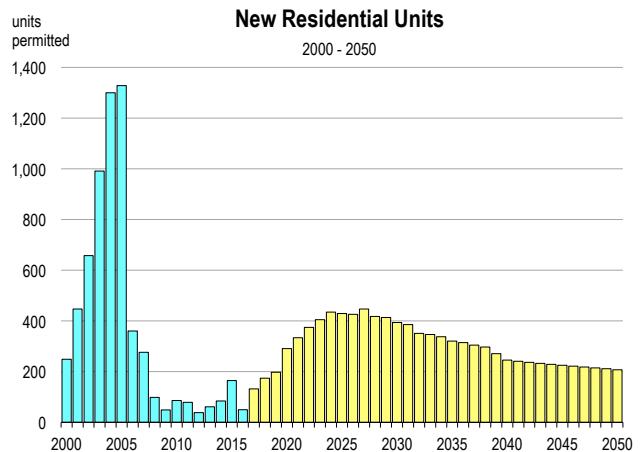
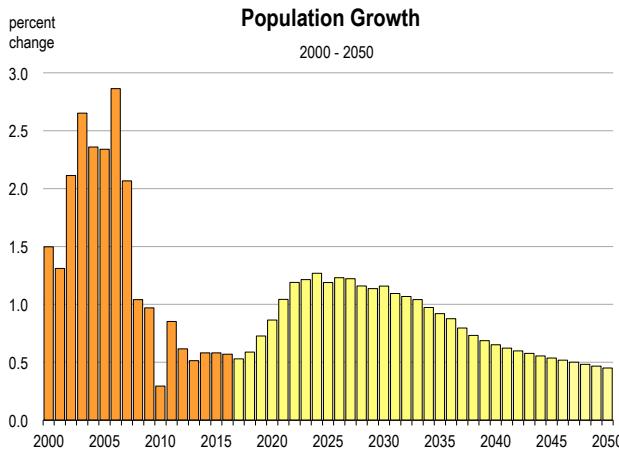
## FORECAST HIGHLIGHTS

- In 2017, total wage and salary employment will increase by 2.0 percent. Over the 2017-2022 period, growth will average 1.1 percent per year. Growth in the non-farm sector is expected to average 1.2 percent.
- The average salary per worker is currently below the California state average, and is expected to remain so over the forecast period. In Sutter County, inflation-adjusted salaries are projected to increase by 1.3 percent per year from 2017 to 2022.
- Between 2017 and 2022, the principal employment growth will occur in wholesale and retail trade, education and healthcare,

# Sutter County Economic Forecast

## 2010-2016 History, 2017-2050 Forecast

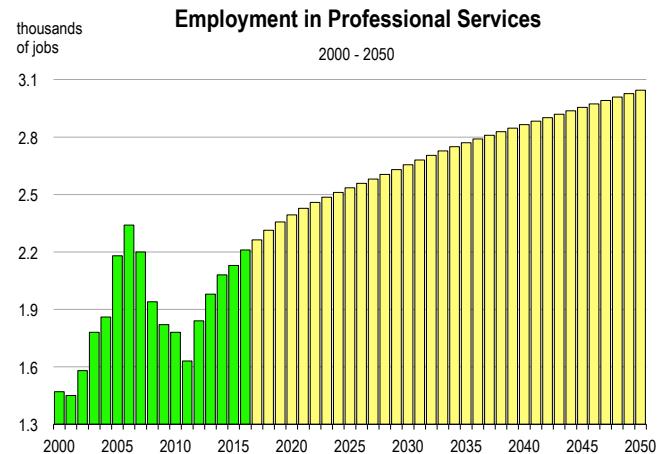
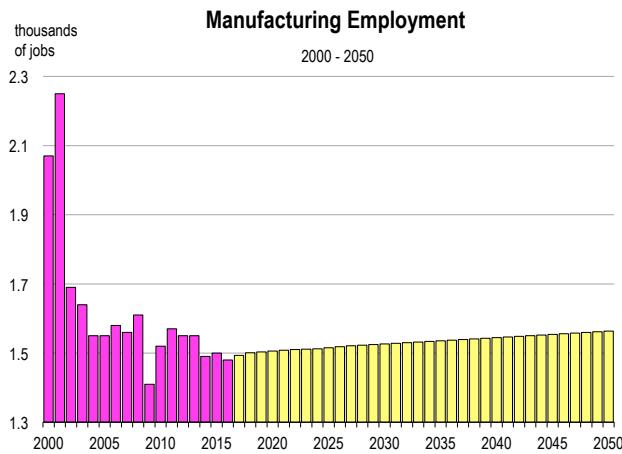
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	94,650	-458	93.9	31.4	86	\$1.21	\$3.33	\$39,536	1.3	586	1280	18.4
2011	95,458	201	92.4	31.5	79	\$1.31	\$3.44	\$39,487	2.7	600	1235	18.2
2012	96,047	-6	91.5	31.4	38	\$1.37	\$3.39	\$37,799	2.7	565	519	16.8
2013	96,540	-2	94.3	31.3	61	\$1.47	\$3.55	\$38,860	2.3	633	519	14.6
2014	97,101	-1	96.7	31.4	84	\$1.52	\$3.66	\$39,071	2.8	753	528	12.6
2015	97,665	7	99.8	31.5	165	\$1.62	\$3.92	\$41,003	2.6	556	538	10.7
2016	98,221	-4	102.6	31.5	50	\$1.64	\$4.09	\$41,629	3.0	571	538	9.6
2017	98,741	-24	104.5	31.7	132	\$1.74	\$4.30	\$42,321	3.1	627	639	9.0
2018	99,322	30	106.0	31.8	174	\$1.82	\$4.52	\$42,961	3.0	667	629	9.0
2019	100,045	162	107.2	32.0	198	\$1.91	\$4.74	\$43,592	2.6	697	644	8.9
2020	100,910	299	108.6	32.2	291	\$1.99	\$4.97	\$44,012	3.1	720	677	8.9
2021	101,963	479	109.9	32.5	334	\$2.08	\$5.21	\$44,464	3.0	736	679	9.0
2022	103,176	635	111.1	32.8	375	\$2.17	\$5.47	\$44,903	3.0	748	691	9.1
2023	104,429	675	112.4	33.2	405	\$2.27	\$5.74	\$45,362	3.0	758	711	9.3
2024	105,754	743	113.8	33.6	435	\$2.38	\$6.03	\$45,860	2.9	765	731	9.4
2025	107,011	682	114.9	34.0	429	\$2.48	\$6.30	\$46,282	2.9	770	755	9.4
2026	108,328	740	116.0	34.4	426	\$2.58	\$6.57	\$46,635	2.8	774	771	9.4
2027	109,652	750	117.1	34.8	447	\$2.67	\$6.84	\$46,916	2.9	778	783	9.3
2028	110,923	704	118.0	35.3	418	\$2.78	\$7.10	\$47,019	2.7	781	803	9.3
2029	112,183	696	119.1	35.7	413	\$2.88	\$7.37	\$47,166	2.5	783	823	9.2
2030	113,483	737	120.1	36.1	394	\$3.00	\$7.65	\$47,347	2.4	785	844	9.1
2031	114,724	684	121.2	36.5	386	\$3.11	\$7.93	\$47,554	2.3	787	866	9.0
2032	115,950	671	122.2	36.9	351	\$3.25	\$8.22	\$47,662	2.5	788	887	8.9
2033	117,158	658	123.2	37.2	346	\$3.37	\$8.52	\$47,976	2.1	790	910	8.9
2034	118,298	596	124.3	37.6	338	\$3.49	\$8.83	\$48,254	2.3	791	933	8.8
2035	119,387	553	125.2	37.9	321	\$3.60	\$9.16	\$48,511	2.4	793	956	8.7
2036	120,433	522	126.1	38.2	314	\$3.73	\$9.50	\$48,627	2.8	794	980	8.7
2037	121,392	449	127.0	38.5	305	\$3.86	\$9.86	\$48,762	2.9	795	1005	8.6
2038	122,281	399	127.8	38.8	297	\$3.99	\$10.24	\$49,011	2.7	796	1030	8.5
2039	123,121	364	128.6	39.1	271	\$4.12	\$10.63	\$49,203	2.9	798	1056	8.5
2040	123,923	339	129.3	39.4	246	\$4.26	\$11.03	\$49,450	2.8	799	1082	8.4
2041	124,694	321	130.1	39.6	241	\$4.40	\$11.44	\$49,765	2.6	800	1109	8.4
2042	125,441	306	130.9	39.9	237	\$4.53	\$11.85	\$50,126	2.5	801	1137	8.3
2043	126,164	294	131.7	40.1	233	\$4.67	\$12.28	\$50,520	2.4	802	1165	8.3
2044	126,865	283	132.4	40.3	229	\$4.80	\$12.71	\$50,992	2.2	803	1194	8.2
2045	127,546	274	133.2	40.5	225	\$4.95	\$13.17	\$51,406	2.4	805	1224	8.2
2046	128,207	266	133.9	40.8	222	\$5.09	\$13.63	\$51,841	2.3	806	1254	8.1
2047	128,850	258	134.7	41.0	218	\$5.24	\$14.11	\$52,285	2.3	807	1285	8.1
2048	129,471	250	135.4	41.2	215	\$5.39	\$14.60	\$52,747	2.3	808	1317	8.0
2049	130,076	243	136.1	41.4	212	\$5.54	\$15.12	\$53,264	2.3	809	1350	8.0
2050	130,662	236	136.9	41.6	207	\$5.70	\$15.67	\$53,814	2.3	810	1383	7.9

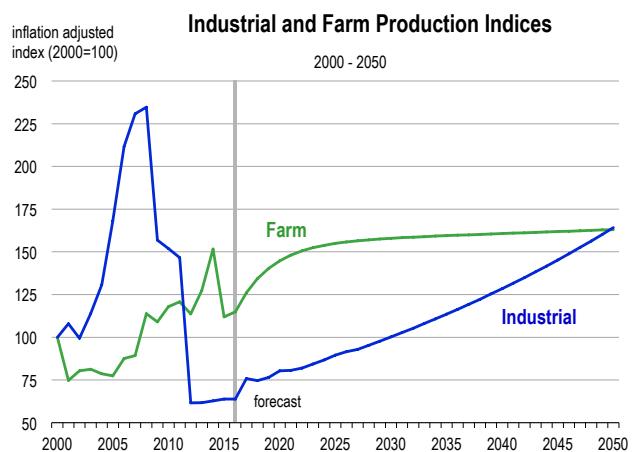
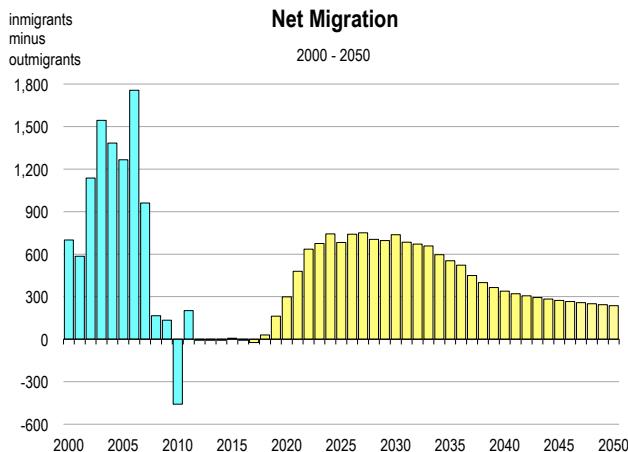
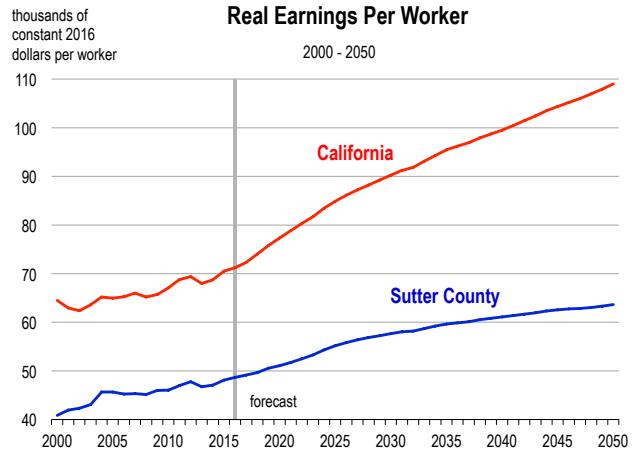
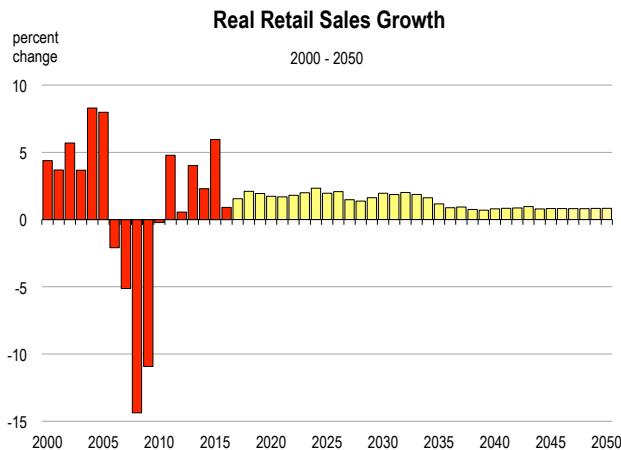


# Sutter County Employment Forecast

## 2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	28.2	3.68	1.04	1.52	0.66	5.10	1.09	1.78	0.20	4.09	2.55	4.74
2011	27.7	3.71	0.93	1.57	0.73	5.21	1.01	1.63	0.20	3.93	2.71	4.48
2012	26.9	3.68	0.80	1.55	0.69	5.32	1.06	1.84	0.20	3.91	2.77	4.38
2013	27.6	3.68	0.94	1.55	0.66	5.23	1.05	1.98	0.20	4.25	2.88	4.41
2014	28.3	3.66	1.03	1.49	0.77	5.29	1.10	2.08	0.20	4.24	2.95	4.63
2015	29.6	4.03	1.29	1.50	0.86	5.45	1.12	2.13	0.20	4.43	2.92	4.77
2016	30.6	4.23	1.43	1.48	0.89	5.73	1.14	2.21	0.20	4.68	2.87	4.88
2017	31.2	4.31	1.44	1.49	0.91	5.83	1.15	2.26	0.20	4.86	2.91	4.91
2018	31.7	4.37	1.48	1.50	0.92	5.91	1.16	2.31	0.20	4.97	2.93	4.93
2019	32.0	4.41	1.50	1.50	0.94	5.98	1.17	2.36	0.20	5.06	2.96	4.97
2020	32.4	4.44	1.55	1.51	0.94	6.03	1.18	2.39	0.20	5.14	2.99	5.01
2021	32.7	4.46	1.59	1.51	0.95	6.07	1.18	2.43	0.20	5.23	3.03	5.06
2022	33.0	4.48	1.62	1.51	0.96	6.12	1.19	2.46	0.20	5.31	3.08	5.12
2023	33.4	4.50	1.65	1.51	0.97	6.17	1.20	2.49	0.20	5.40	3.12	5.17
2024	33.7	4.51	1.69	1.51	0.98	6.22	1.21	2.51	0.20	5.50	3.16	5.23
2025	34.0	4.51	1.70	1.52	0.99	6.28	1.22	2.54	0.20	5.59	3.19	5.29
2026	34.4	4.52	1.72	1.52	1.01	6.33	1.23	2.56	0.20	5.68	3.22	5.35
2027	34.7	4.52	1.74	1.52	1.02	6.38	1.25	2.58	0.20	5.78	3.25	5.41
2028	34.9	4.53	1.72	1.52	1.03	6.42	1.26	2.60	0.20	5.89	3.28	5.46
2029	35.2	4.53	1.72	1.52	1.04	6.46	1.26	2.63	0.20	6.01	3.31	5.52
2030	35.5	4.53	1.71	1.53	1.05	6.51	1.27	2.66	0.20	6.13	3.35	5.57
2031	35.8	4.54	1.71	1.53	1.06	6.56	1.28	2.68	0.20	6.25	3.38	5.62
2032	36.1	4.54	1.69	1.53	1.08	6.61	1.29	2.70	0.20	6.38	3.41	5.67
2033	36.4	4.54	1.70	1.53	1.09	6.66	1.30	2.73	0.20	6.50	3.44	5.72
2034	36.7	4.54	1.70	1.53	1.10	6.71	1.31	2.75	0.20	6.62	3.48	5.77
2035	37.0	4.55	1.69	1.54	1.10	6.74	1.32	2.77	0.20	6.74	3.50	5.81
2036	37.2	4.55	1.69	1.54	1.11	6.77	1.33	2.79	0.20	6.86	3.53	5.85
2037	37.5	4.55	1.69	1.54	1.12	6.80	1.34	2.81	0.20	6.98	3.56	5.89
2038	37.7	4.55	1.69	1.54	1.13	6.83	1.34	2.83	0.20	7.09	3.59	5.93
2039	37.9	4.55	1.68	1.54	1.14	6.85	1.35	2.85	0.20	7.20	3.61	5.96
2040	38.2	4.55	1.68	1.54	1.15	6.87	1.36	2.86	0.20	7.31	3.64	5.99
2041	38.4	4.56	1.68	1.55	1.16	6.90	1.37	2.88	0.20	7.41	3.66	6.02
2042	38.6	4.56	1.68	1.55	1.16	6.92	1.38	2.90	0.20	7.52	3.68	6.05
2043	38.8	4.56	1.68	1.55	1.17	6.95	1.39	2.92	0.20	7.62	3.71	6.08
2044	39.0	4.56	1.69	1.55	1.18	6.98	1.39	2.94	0.20	7.72	3.73	6.10
2045	39.3	4.56	1.69	1.55	1.18	7.00	1.40	2.96	0.20	7.82	3.75	6.13
2046	39.5	4.56	1.69	1.56	1.19	7.03	1.41	2.97	0.20	7.93	3.77	6.15
2047	39.7	4.57	1.69	1.56	1.20	7.05	1.42	2.99	0.20	8.03	3.80	6.18
2048	39.9	4.57	1.69	1.56	1.20	7.08	1.42	3.01	0.20	8.13	3.82	6.20
2049	40.1	4.57	1.69	1.56	1.21	7.10	1.43	3.03	0.20	8.23	3.84	6.22
2050	40.3	4.57	1.70	1.56	1.22	7.13	1.44	3.04	0.20	8.34	3.86	6.24





## County Economic and Demographic Indicators

### Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.6%
Expected job growth:	5.8%
Fastest growing jobs sector:	Construction
Expected personal income growth:	10.9%

Expected population growth:	4.5%
Net migration to account for:	25.3%
Expected growth in number of vehicles:	6.4%

### Demographics (2017)

Unemployment rate (April 2017):	9.7%
County rank* in California (58 counties):	53rd
Working age (16-64) population:	62.2%

Population with B.A. degree or higher:	17.7%
Median home selling price (2016):	\$237,500
Median household income:	\$57,300

### Quality of Life

Violent crime rate (2015):	319 per 100,000 persons
County rank* in California (58 counties):	22nd
Average commute time to work (2017):	28 minutes

High School drop out rate (2016):	9.3%
Households at/below poverty line (2017):	12.2%
* The county ranked 1st corresponds to the lowest rate in California	